

012.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

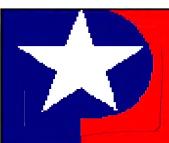
Total Card / Total Parcel

USE VALUE:

1,130,800 / 1,130,800

ASSESSED:

1,130,800 / 1,130,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28-30		ALFRED RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	OBER JULIA M &	
Owner 2:	OBER MARION M/ TRUSTEE	
Owner 3:	MARION M OBER REVOCABLE TR	
Street 1:	88 OXFORD STREET	
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER		
Owner 1:	OBER MARION M/JULIA M -	
Owner 2:	-	
Street 1:	88 OXFORD STREET	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION		
This parcel contains .121 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3154 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5250		Sq. Ft.	Site		0	80.	1.10	1									462,000						462,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5250.000	663,100	5,700	462,000	1,130,800		9190

Total Card	0.121	663,100	5,700	462,000	1,130,800	Entered Lot Size	GIS Ref
Total Parcel	0.121	663,100	5,700	462,000	1,130,800	Total Land:	

Source:	Market Adj Cost	Total Value per SQ unit /Card:	358.53	/Parcel: 358.53	Land Unit Type:	Insp Date
						02/10/18

PREVIOUS ASSESSMENT								Parcel ID	012.0-0001-0004.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	663,100	5700	5,250.	462,000	1,130,800	Year end	12/23/2021	
2021	104	FV	633,700	5700	5,250.	462,000	1,101,400	Year End Roll	12/10/2020	
2020	104	FV	633,800	5700	5,250.	462,000	1,101,500	Year End Roll	12/18/2019	
2019	104	FV	460,900	5700	5,250.	490,900	957,500	957,500 Year End Roll	1/3/2019	
2018	104	FV	460,100	5700	5,250.	358,100	823,900	823,900 Year End Roll	12/20/2017	
2017	104	FV	432,100	5700	5,250.	311,900	749,700	749,700 Year End Roll	1/3/2017	
2016	104	FV	432,100	5700	5,250.	265,700	703,500	703,500 Year End	1/4/2016	
2015	104	FV	385,900	5700	5,250.	259,900	651,500	651,500 Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBER MARION M/J	63214-52		1/27/2014	Convenience	10	No	No		
BYRNE ROBERT W	41757-591		1/9/2004		600,000	No	No		
BYRNE JEAN L	26190-139		4/1/1996		1	No	No	A	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
1/17/2017	52	Insulate	6,674	C						2/10/2018	MEAS&NOTICE	BS	Barbara S						
5/28/2001	357	Porch	10,000	C				EXTEND REAR PORCH		4/30/2009	Measured	372	PATRIOT						
										4/14/2004	MLS	HC	Helen Chinal						
										9/27/1999	Mailer Sent								
										9/27/1999	Measured	263	PATRIOT						
										7/24/1997		TH							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 13 - Multi-Garden	2A - 2 Sty +Attic	3/4 Bath:	Rating: Good	BK:14435 PG:226.																					
(Liv) Units: 2	Total: 2	A 3QBth:	Rating:																						
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath:	Rating:																						
Prime Wall: 4 - Vinyl	Sec Wall:	A HBth:	Rating:																						
		OthrFix:	Rating:																						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Very Good	OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 1																	
Color: YELLOW	View / Desir:	A Kits:	Rating:					Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
		Fpl:	Rating:					Other																	
		WSFlue:	Rating:					Upper																	
								Lvl 2																	
								Lvl 1																	
								Lower																	
GENERAL INFORMATION				CONDOS INFORMATION				Totals				RMs: 11	BRs: 4	Baths: 3	HB										
Grade: C - Average	Year Blt: 1923	Eff Yr Blt:	Location:																						
Alt LUC:	Alt %:	Jurisdct:	Fact: .																						
Const Mod:	Lump Sum Adj:																								
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Total: 10.8 %	Phys Cond: GV - Good-VG	10. %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL													
						Economic:	%	Interior:	1	6	2														
						Special:	%	Additions:	1	5	2														
						Override:	%	Kitchen:																	
						Total:	10.8 %	Baths:																	
								Plumbing:																	
								Electric:																	
								Heating:																	
								General:																	
CALC SUMMARY				COMPARABLE SALES				Totals				2	11	4											
				Basic \$ / SQ: 180.00		Size Adj.: 1.05871928		Rate	Parcel ID	Typ	Date	Sale Price													
						Const Adj.: 0.98745072																			
						Adj \$ / SQ: 188.178																			
						Other Features: 139500																			
						Grade Factor: 1.00																			
						NBHD Inf: 1.00000000																			
						NBHD Mod:																			
						LUC Factor: 1.00																			
						Adj Total: 743346																			
						Depreciation: 80281																			
						Depreciated Total: 663065																			
								WtAv\$/SQ:	AvRate:	Ind.Val															
								Juris. Factor:		Before Depr:	188.18														
								Special Features: 0		Val/Su Net:	145.32														
								Final Total: 663100		Val/Su SzAd	258.12														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 012.0-0001-0004.0				IMAGE				AssessPro Patriot Properties, Inc								
SPEC FEATURES/YARD ITEMS																									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
3	Garage	D	Y	1	19X20	A	GD	1923	21.58	T	30	104			5,700			5,700							
More: N				Total Yard Items:				5,700	Total Special Features:								Total:				5,700				